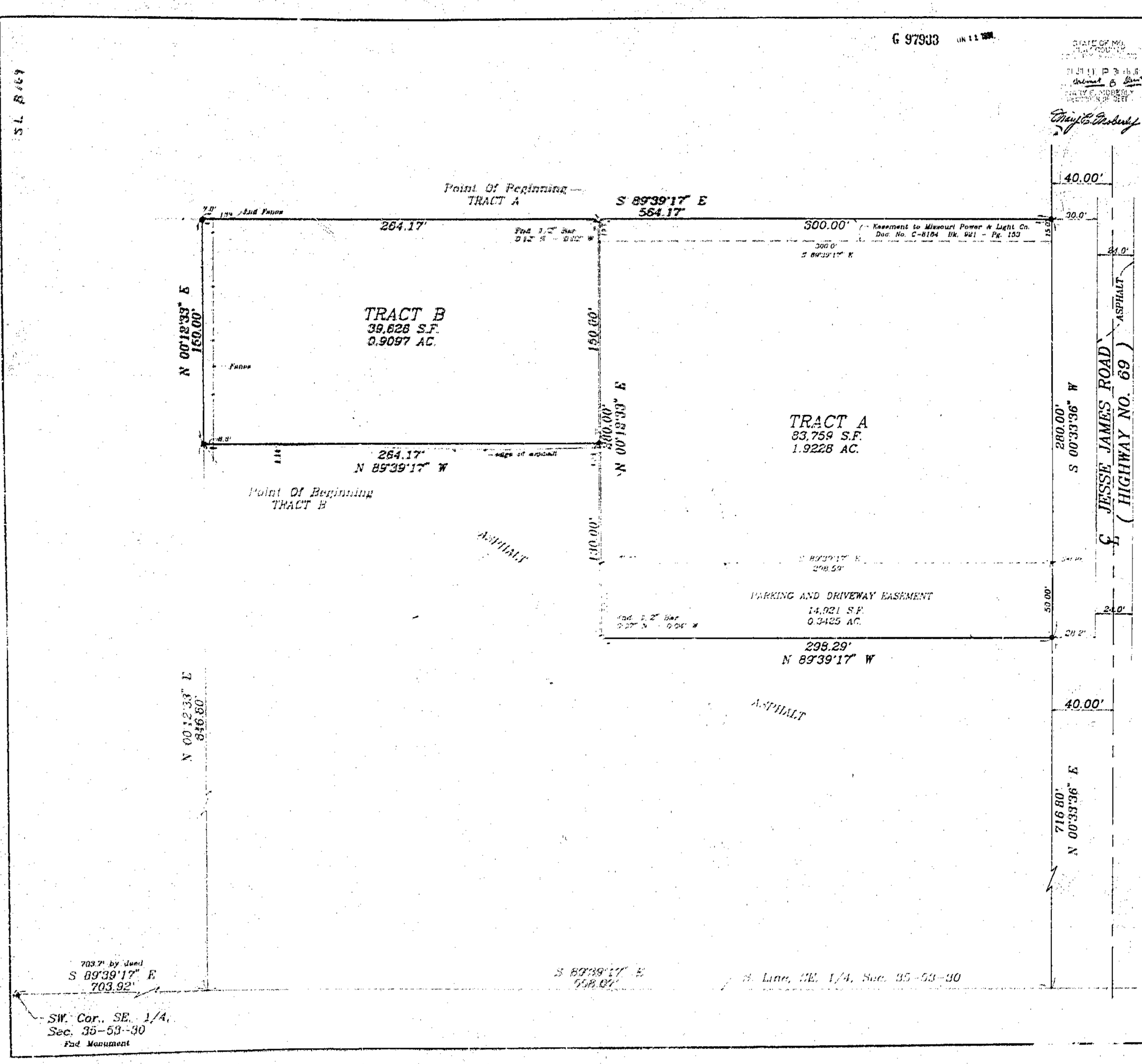
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

G 97933



LEGAL DESCRIPTION:

TRACT A

CONTAINING 83,759 SQ. FT. OR 1.9228 ACRES

ALL THAT PART OF THE SE 1/4 OF SECTION 35-T.53-R.30, EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SE 1/4; THENCE S 89°-39'-17" E, ALONG THE SOUTH LINE OF SAID SE 1/4, 703.92 FEET (DEED = 703.7 FEET); THENCE N 0°-12'-33" E, PARALLEL WITH THE WEST LINE OF SAID SE 1/4, 996.80 FEET; THENCE S 89°-39'17" E, PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4, 264.17 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 89°-39'-17" E, CONTINUING PARALLEL WITH SAID SOUTH LINE, 300.00 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF JESSE JAMES ROAD (OLD HIGHWAY NO. 69), 40.00 FEET FROM THE CENTERLINE THEREOF; THENCE S 0°-33'-36" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 280.00 FEET; THENCE N 89°-39'-17" W, PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4, 298.29 FEET; THENCE N 0°-12'-33" E, PARALLEL WITH THE WEST LINE OF SAID SE 1/4, 280.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO A PARKING AND DRIVEWAY EASEMENT, OVER THE SOUTH 50.00 FEET THEREOF.

TRACT B

CONTAINING 39,628 SQ. FT. OR 0.9097 ACRES

ALL OF THAT PART OF THE SE 1/4 OF SECTION 35-T.53-R.30, EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SE 1/4; THENCE S 89°-39'-17" E, ALONG THE SOUTH LINE OF SAID SE 1/4, 703.92 FEET (DEED = 703.7 FEET); THENCE N 0°-12'-33" E, PARALLEL WITH THE WEST LINE OF SAID SE 1/4, 846.80 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 0°-12'-33" E, 150.00 FEET; THENCE S 89°-39'-17" E, PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4, 264.17 FEET TO A POINT 340.00 FEET WEST OF THE CENTERLINE OF JESSE JAMES ROAD (OLD HIGHWAY NO. 69); THENCE S 0°-12'-33" W, PARALLEL WITH THE WEST LINE OF SAID SE 1/4, 150.00 FEET; THENCE N 89°-39'-17" W, PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4, 264.17 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-1449" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "R.L. BUFORD LS-1449" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "O" OR " △ ", IF NOT TRUE CORNER, IS BY DIMENSIONS IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER

3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE DEED BEARING OF THE SOUTH LINE OF THE SE 1/4 OF SECTION 35-T.53-R.30.

4. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR. THEREFORE, THIS SURVEYOR ACCEPTS NO LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: UTILITY LINES; RIVERS, STREAMS, LAKES, OR OTHER STORM DRAINAGE FACILITIES; BUILDINGS OR OTHER IMPROVEMENTS; SUBSURFACE CONDITIONS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION REGULATIONS; AND ZONING OR OTHER LAND-USE REGULATIONS.

5. EASEMENTS SHOWN ON THIS SURVEY ARE BASED UPON A TITLE REPORT BY MCDANIEL TITLE COMPANY, FILE NUMBER 01050658-2, DATED MAY 28, 1991.

6. ITEM #9 OF SCHEDULE B OF THE TITLE REPORT REFERS TO A CROSS PARKING AND DRIVEWAY EASEMENT. THIS EASEMENT IS NOT SHOWN HEREON BASED ON INFORMATION THAT IT HAS SINCE EXPIRED.

7. THIS SURVEY IS BASED ON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. RECORD DOCUMENTS, OTHER THAN THOSE PROVIDED, MAY AFFECT THIS TRACT.

8. THE LOCATION OF STRUCTURES, IF ANY, WAS NOT REQUESTED FOR THIS SURVEY.

9. THIS SURVEY DRAWING IS VALID ONLY IF IT BEARS THE ORIGINAL EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ERWIN W. GARD, PLS-1449

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

Robert L. Buford • Land Surveyors
7211 N. W. BARD ST. • SUITE 160 • KANSAS CITY, MO. 64152 • (816) 741-8142

FOR UNIQUE INVESTMENTS, INC.	SEC.-TWP.-RNG. 35-53-30	COUNTY CLAY	JOB NO. L-91GHI
	DATE 9/21/91	FIELD BOOK 35-53-30	PAGE 20-23
Boundary Survey			DRAWN BY J.L.L.